

# Plans, Master Plans and Amendments

## Report to the Board – March 14<sup>th</sup>, 2013 through May 17<sup>th</sup> 2013

<b>Municipality</b>	<b>Township of Hanover</b>
<b>Document</b>	Land Use Plan
<b>Public Hearing</b>	May 21, 2013
<b>Summary</b>	Update of the Hanover Township Land Use Plan for all land area within Hanover Township.

- The Hanover Township Land Use Plan outlines land use throughout the municipality by zone category and includes a Land Use Plan map, Proposed Zoning Map and a description of all zones and associated bulk standards.
- The Plan stresses that Hanover is an almost fully developed community with a well established development pattern. The intent of the Plan is to preserve and strengthen the positive aspects of existing residential neighborhoods and business district, ensure that new development is compatible with these areas and minimize any negative features. In some areas, redevelopment or adaptive reuse of existing developments is encouraged.
- Residential amendments consist primarily of localized rezoning of small residential areas throughout the Township to increase consistency with the existing neighborhood character and existing lot sizes. A new R-10A zone is proposed on a single lot next to the Ukrainian Catholic Church off Jefferson Road that would allow 16 detached single-family dwellings on the lot as a single coordinated development.
- Two new affordable housing districts are proposed. The AH-2 district is located on a single 32.4-acre lot on Parsippany Rd (CR511) southwest of Bee Meadow Park, on property developed currently developed with automotive uses. Proposed zoning would permit multi-family housing at 6 to 8.5 du/ac. with a 20% set-aside. The proposed AH-3 district is located on Troy Hills Rd, on a single 2.25-acre lot between the railroad and single-family uses to the north. The property currently hosts an industrial facility that is incompatible with adjacent uses. Multi-family at 6 du/acre with a 20% set-aside is proposed for this site.
- A revised list of permitted uses and bulk standards is identified for the B-Business district along Route 10, designed to preserve positive features and prevent a worsening of negative aspects. Bulk standards in the B zone vary based on three “intensity of use” categories within in the zone. A new CC-Conference Center district is identified at the intersection of Nye Ave. and North Jefferson Rd. The district includes the Birchwood Manor Site and an adjacent lot. The new district would recognize the existing use and incorporate buffer standards along Jefferson Rd. to screen existing residential uses.
- A new O-S Office Service district is proposed to replace several industrial districts. The new districts are located near the intersection of Ridgedale Ave. and Malapardis Rd., on South Jefferson Rd. and along Park Ave. and Columbia Tpk. west of the Morristown Airport. These areas are already developed with office and compatible service uses. The O-S district will continue to promote this pattern and preclude incompatible industrial development.

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<b>Municipality</b>	<b>Rockaway Township</b>
<b>Document</b>	Open Space and Recreation Plan Update – 2013
<b>Public Hearing</b>	September 26, 2011
<b>Summary</b>	The Plan includes an inventory of preserved lands and identifies additional public and private lands that may be preserved.

- The 2013 Rockaway Township Open Space and Recreation Plan provides a detailed update of the 1998 Open Space Plan and update of the goals included in the 2006 Open Space Plan Element. The new Plan was prepared by the Land Conservancy of New Jersey in association with the Rockaway Township Environmental Commission. It reconfirms and updates previous open space goals, updates the inventory of preserved open space and provides a detailed block and lot inventory of additional public and private lands that may be appropriate for preservation. According to the document, Rockaway Township has 11,227 acres of preserved land, covering 38% of the Township. This total includes state and county lands, municipal open space, nonprofit and watershed properties, preserved farmland and homeowners association properties.
- In order to increase the amount of preserved land in the Township, the Plan recommends that the Township utilize a diverse inventory of potential preservation properties. The Township identifies 1,057 acres of farm-assessed property and 848 acres of vacant land as potential open space. In addition, the plan identifies 11,997 acres of privately owned lands of which a portion may be suitable for recreation or conservation. This figure includes public lands, school property, church and charitable properties and cemeteries. Also included were residential and commercial lands greater than two acres in size. Utilizing this expanded definition of potential open space, the report identifies an additional 13,902 acres of potential open space. A list of priority sites for open space acquisition is not included.
- A series of maps are included in the Plan, including maps showing open space, preserved lands, historical sites, recreational facilities, land use/land cover, natural features, aquifer recharge potential, and endangered species habitat. These maps culminate in a Greenway Map that incorporates the municipality's natural, historical, cultural and recreational resources and demonstrates how they are linked together.
- The Plan's "Action Program" is divided into short-term, medium-term, long-term and ongoing actions. Recommendations include submission of the Open Space and Recreation Plan to NJ Green Acres for approval, application for a grant to conduct a stream corridor assessment of the Beaver Brook, and creation of a trail plan and design for pedestrian and bicycle use of the Mount Hope-Hibernia Iron Trail and associated access points.